



# Grafton Affordable Housing Trust

Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

## Minutes of Meeting April 22, 2015

A meeting of the Grafton Affordable Housing Trust was held on Wednesday, April 22, 2015 in the Conference Room A of the Grafton Memorial Municipal Center.

Present: Chairman Edward Prisby, Vice Chair Deborah Kochevar (joined the meeting at 7:27 p.m.), and Members Peter Adams, John Carlson & Dan Crossin. Staff present: Assistant Town Planner Ann Morgan.

Guest: Jennifer Goldson, Selectman Bruce Spinney

Chairman Prisby called the meeting to order at 7:03 p.m.

### 1. Discussion Items

- Brian McCann – 123 Ferry Street – 40B Project – this item was passed over as Mr. McCann was not in attendance.
- J. M. Goldson – Community Preservation & Planning: Ms. Goldson presented an overview of her work as a private sole practitioner consultant who works primarily on projects relating to Community Preservation Act (CPA) funds. In particular, she specializes in developing action plans for affordable housing trusts. The work she does is different then the development of a housing production plan which is submitted to the State. She works with groups to identify specific tasks and then projects timelines and required resources noting that the laws and rules surrounding affordable housing in the State are complicated. She reviewed her experience in working with Community Preservation Committees and their funds to achieve the goals set out in the CPA. Specific items discussed with the Trust included the new Department of Revenue rules about eligible rehabilitee projects versus new construction, the Anit-Aid rule and deed restrictions relating to grant programs to assist the elderly. She noted that the CPA prohibits the rehabilitation of non-CPC funded community housing. Ms. Goldson reviewed her current proposal prepared for the Town of Amherst and explained how the scope of services was developed. She noted that public participation and collaboration were essential to any future success.

Ms. Goldson reviewed all the items that would be presented in a draft scope if services. All items would be negotiable. The Trust thanked Ms. Goldson for attending and noted that further discussion will be taken up and acted upon at the next meeting.

### 2. Action Items

- a) 32 Daffodil Court – Recommendation to the Board of Selectmen  
CHAPA has notified the Town that the unit owner is going to sell the unit and have requested that the Board of Selectman take action on its right of first refusal. This unit falls under the old universal deed rider. The Trust noted that their standard

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recommendation is to have CHAPA work to locate an eligible buyer instead of the Town taking on that task.

Motion to recommend that the Board of Selectmen turn down its right of first refusal, to require CHAPA assist the owner in finding an eligible affordable buyer, and to direct staff to submit a memorandum of said recommendation made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously.

b) Open Session Meeting Minutes

The Trust reviewed and made edits to the draft meeting minutes of: April 2, 2014, September 17, 2014, October 22, 2014, November 19, 2014, January 21, 2015.

Motion to accept the draft meeting minutes of : April 2, 2014, September 17, 2014, October 22, 2014, November 19, 2014, January 21, 2015 as edited made by Mr. Carlson, seconded by Mr. Adams. Motion passed 4-0 with one member abstaining.

**3. New Business**

a) Finance Committee - Public Hearing Schedule: Mr. Prisby reviewed a memorandum from the Finance Committee outlining the upcoming public hearing schedule for the Spring Town Meeting warrant articles. He stated that he would be attending to represent the Trust.

b) Trust Membership – Mr. Prisby noted that he had reviewed material given to the Trust by the Massachusetts Housing Partnership with regards to membership in affordable housing trusts and the requirement to have a member of the Board of Selectmen be a standing appointment to the Trust. The current language of the Grafton Affordable Housing Trust does not require this. The Selectmen had initially drafted a warrant article for the Spring 2015 Town Meeting floor that would change the Trust membership requirements to ensure that the one member of the Selectmen would always be appointed. This article was pulled from the warrant. Ms. Kochevar noted that prototypical Trusts usually have membership that reflects all major stakeholders and that the GAHT should be seeking to develop strong partnerships and collaboration with them.

Selectman Bruce Spinney, 71 Potter Hill Road, noted that the Town Administrator has planned to hand out a list of committees and boards, their charges, and vacancies. It's a good forum to inform the general public about town government.

**4. Old Business**

Proceeds from Pulte Settlement Agreement – Mr. Prisby reviewed the status of this work item since the March 30<sup>th</sup> meeting of the Trust and the joint meeting of the Trust and the Board of Selectmen on April 7, 2015. It has been determined that the transfer of those funds from the current agency account to the Trust must be voted upon at Town Meeting. A warrant article has been drafted. Concern was raised about the status of the funds if the warrant article should fail on Town Meeting floor. The language of the article requires either a yes or no vote. Mr. Spinney noted that a

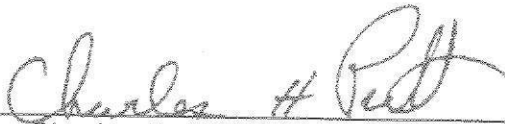
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substitute or amendment to the motion would have to be very specific to the actual language of the original motion which is very specific and difficult to modify.

The Trust discussed the need to be prepared to speak on Town Meeting floor in the event that a substitute or amended motion is presented. Staff was directed to post a meeting for the Trust for Town Meeting to ensure compliance with the Open Meeting Law. General information about the history and work of the Trust should be presented if need be.

**5. Adjournment**

Motion to adjourn the meeting made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously. The meeting was adjourned at 8:55 p.m.

  
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Charles Pratt, Clerk